



THE  
**RANTS**GROUP  
COMMERCIAL REAL ESTATE

**FOR SALE**

## COMMERCIAL DEVELOPMENT LAND IN DOWNTOWN OLYMPIA



400 STATE AVE NE, OLYMPIA, WA

**PRICE REDUCTION!**

### LISTING INFORMATION

This vacant commercial lot has significant redevelopment potential and is strategically positioned in a highly desirable area. The .45 acres offer a variety of uses, such as retail, multifamily, or mixed-use. Zoned Urban Waterfront. It is situated within an Opportunity Zone adjacent to the Downtown InterCity Transit Station and can be easily accessed from Adams Street NE or State Ave NE.

Phase II Environmental Site Assessment completed.

**SALE: \$1,199,000**

**LAND: 19,506 SF**

**PARCEL: 78504200100**

**CBA# 39501888**



This information, while obtained from sources we deem reliable, is not guaranteed. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

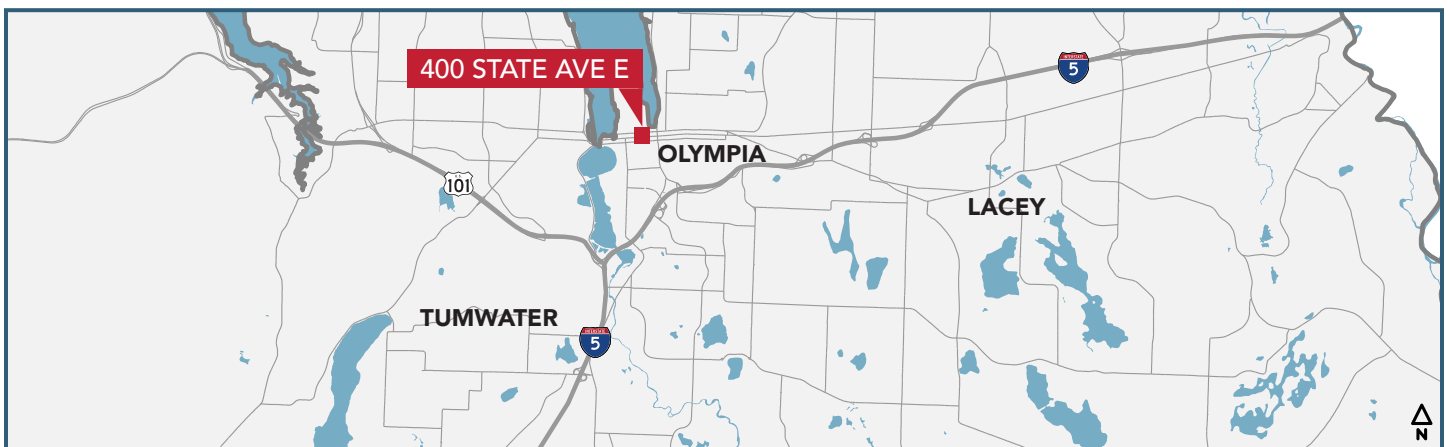


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CONTACT

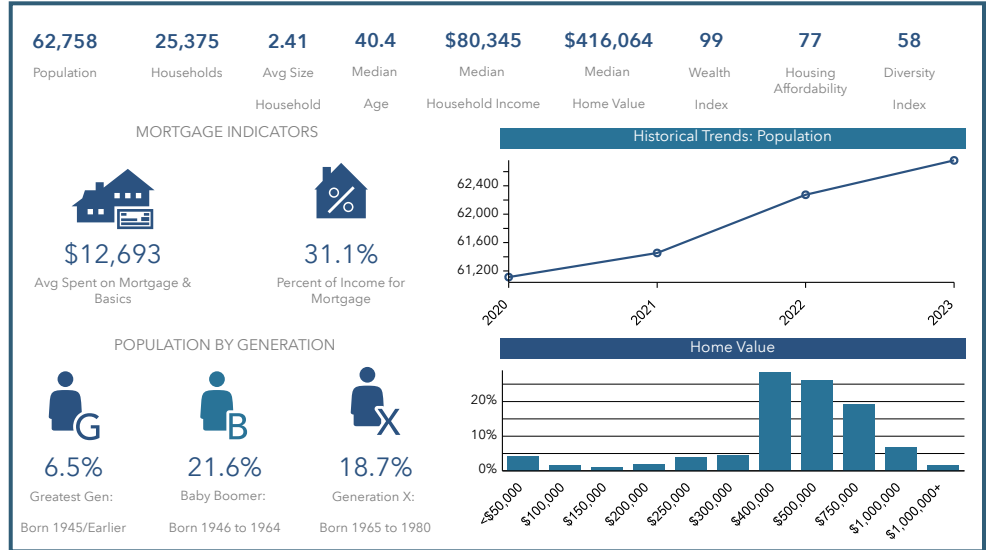
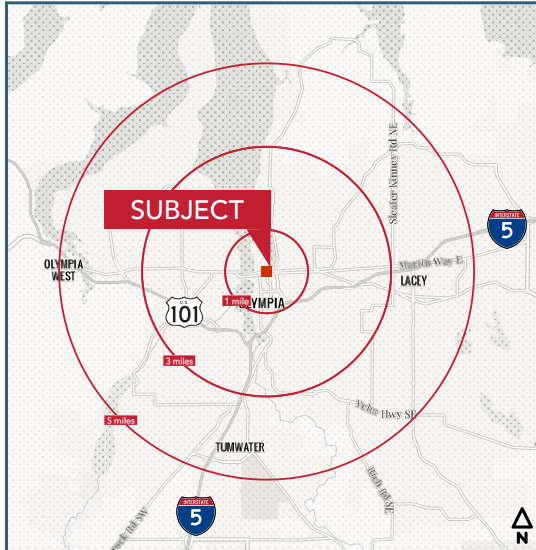
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## DEMOGRAPHIC SUMMARY (1, 3, 5 MILE RADII)



## DEMOGRAPHIC SUMMARY

### POPULATION

	1 MILE	3 MILE	5 MILE
2028 PROJECTION	11,189	78,596	144,714
2023 ESTIMATE	10,564	74,525	137,658
2010 CENSUS	8,039	57,764	111,385
GROWTH 2023-2028	5.92%	5.46%	5.13%
GROWTH 2010-2023	31.41%	26.82%	23.59%
MEDIAN AGE	40.8	39.7	39.7
AVERAGE AGE	40.9	40.2	40.4
2023 AVG HH INCOME	\$83,014	\$92,456	\$94,385
2023 AVERAGE HH SIZE	1.8	2.2	2.3
2023 MEDIAN HOME VALUE	\$425,477	\$420,480	\$403,774
2023 OWNER OCCUPIED HH	33.64%	47.94%	53.24%
2023 RENTER OCCUPIED HH	66.36%	52.06%	46.76%

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